

CASE #: 20250037

LEVY COUNTY, FLORIDA

VS

Elias Elias G

Alfredo Elias

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: August 8, 2025

Elias Elias G
Elias Alfredo
33 SW 20th AVE
Miami, FL 33135

An inspection of your property located at **Parcel ID 0340014000**. This inspection revealed the following violation of Levy County Code: Sections **50-718, 34-41 , 34-40 and Appendix B SEC 1 Note 3** which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, including:

SEC. 50-718 – Temporary Uses

(a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used

for living, sleeping or housekeeping purposes, except as follows:

- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and
- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

SEC . 34-41. - Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following

APPENDIX B

SEC. 1 -DEVELOPMENT DEPARTMENT Note 3

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

Sec. 34-40 Prohibited generally

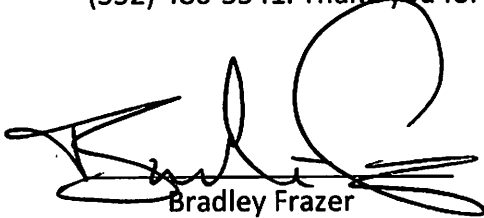
- (a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:
 - (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
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 - (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
 - (4) Accumulations of vegetative wastes in agricultural districts and forestry.

- (b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:
 - (1) In enclosed litter receptacles.

(2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten** (10) days of receiving this notice to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate the vehicle, recreational vehicles and the Junk trash that is Scattered throughout the property by **September 15, 2025** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', with a large circular flourish at the end.

Bradley Frazer
Code Enforcement Officer

Cell 352-614-7785

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: August 25, 2025

**Elias Elias G
Elias Alfredo
33 SW 20th AVE
Miami, FL 33135**

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Sec. 34-40 Prohibited generally

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

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- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
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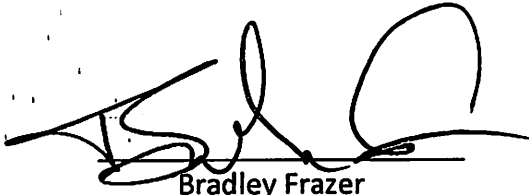
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If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.

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Bradley Frazer
Code Enforcement Officer

Cell 352-614-7785



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

SCANNED

LEVY COUNTY, FLORIDA

Violation/Case No. 20250037

Petitioner,

Vs.

Elias Elias G
Elias Alfredo
33 SW 20th AVE
MIAMI, FL 33135

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:
University Estates
Section-12, Township-12, Range-17
Parcel Number: 03400-140-00
2. Name and address of owner/person/responsible party in charge of violation:
Elias Elias G
Elias Alfredo
33 SW 20th AVE
MIAMI, FL 33135
3. Date of violation: **August 7, 2025**
4. Code Section violated: **SEC. 34-40, 34-41**

SEC. 34-40 Prohibited Generally

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SEC. 34-41. - Keeping unserviceable vehicles prohibited.

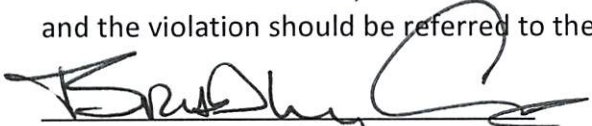
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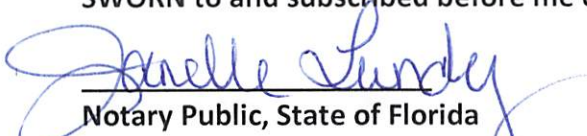
5. Description of Violation: **On August 7, 2025 I observed property with a lot miscellaneous trash spread throughout the property. One Disabled Vehicle.**
6. Date violation first observed: **August 7, 2024**
7. Date Owner/Person in charge received Notice of Violation: **NOV VIA USPS mail out on August 8 2025 the Domestic return Receipt was returned un-signed August 17 2025.**
8. Date which violations are to be corrected: **September 29, 2025.**
9. Date of re-inspections if applicable: **September 29, 2025**
10. Result of inspection or re-inspection **cannot reach respondents sent NOV VIA USPS returned un-signed tried then to contact by phone, with numbers found by searching internet to family members. No one has returned my messages. At this time no contact has been able to be made with respondents or family members.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article II, Abandoned Property Junk Trash and litter Section 34-40. Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.


Bradley Frazer, Code Enforcement Officer

OCTOBER 2, 2025
Date

SWORN to and subscribed before me on this 2 day of October, 2025.


Notary Public, State of Florida



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

SCANNED



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250037

VS.

Elias Elias G
Elias Alfredo
33SW 20th AVE
Miami, FL 333135

RE: Parcel ID 0340014000
University Estates

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes*, and *Levy County Code of Ordinances*, Ordinance No. 34-40 and 34-41, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 15th day of October, 2025 at 9:30 a.m., at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

A handwritten signature in black ink, appearing to read "Bradley Frazer", written over a horizontal line.

Bradley Frazer
(352) 614-7785

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

Parcel ID	0340014000
Location Address	
Neighborhood	University Estates (3100)
Legal Description*	12-12-17 0002.50 ACRES NE1/4 OF SW1/4 OF SE1/4 OF SE1/4
	*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	12-12-17
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	13.7969
Acreage	2.500
Homestead	N
Ag Classification	No

[View Map](#)

Owner

Owner Name	Elias Elias G 100%
	Elias Alfredo 100%
Mailing Address	33 SW 20TH AVE
	MIAMI, FL 33135

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

		2025 Preliminary Value Summary
Building Value		\$0
Extra Features Value		\$0
Market Land Value		\$30,000
Ag Land Value		\$30,000
Just (Market) Value		\$30,000
Assessed Value		\$9,209
Exempt Value		\$0
Taxable Value		\$9,209
Save Our Homes Benefit		\$20,791
Previous Year Value		\$28,000

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	2	LT	\$30,000

Map



No data available for the following modules: Building Information, Extra Features, Sales, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/6/2025 7:34:23 PM

Contact Us



This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

Request Next Year Installment Plan

Tax Roll Property Summary							Click here for help
Account Number		03400-140-00		Type		REAL ESTATE	
Address				Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2013	R	2013 03400-140-00	PAID	12/2013	66.72	Tax Bill	
2014	R	2014 03400-140-00	PAID	12/2014	79.36	Tax Bill	
2015	R	2015 03400-140-00	PAID	11/2015	81.75	Tax Bill	
2016	R	2016 03400-140-00	PAID	01/2017	81.12	Tax Bill	
2017	R	2017 03400-140-00	PAID	01/2018	80.39	Tax Bill	
2018	R	2018 03400-140-00	PAID	12/2018	83.25	Tax Bill	
2019	R	2019 03400-140-00	PAID	12/2019	99.94	Tax Bill	
2020	R	2020 03400-140-00	PAID	12/2020	103.69	Tax Bill	
2021	R	2021 03400-140-00	PAID	11/2021	121.68	Tax Bill	
2022	R	2022 03400-140-00	PAID	12/2022	153.22	Tax Bill	
2023	R	2023 03400-140-00	PAID	11/2023	183.27	Tax Bill	
2024	R	2024 03400-140-00	PAID	04/2025	239.61	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS			
Account Number	2024	0340014000	Tax Bill

Property Description		Owner Information	
12-12-17 0002.50 ACRES NE1/4 OF SW1/4 OF SE1/4 OF SE1/4		ELIAS ELIAS G	
		ELIAS ALFREDO	
		33 SW 20TH AVE	
		MIAMI,FL 33135	
Current Values and Exemptions		Taxes and Fees Levied	
COUNTY ASMT	8,372	TAXES	232.63
COUNTY TXBL	8,372	INT. 3.0000%	6.98
SCHOOL ASMT	28,000	TOTAL	239.61
SCHOOL TXBL	28,000		

IF PAID BY:	APR 1-APR 30	MAY 1-MAY 30	DUE BY 4:30PM	CERTIFIED	TAX SALE ON	
PLEASE PAY:	239.61	239.61	MAY 30, 2025	FUNDS ONLY	MAY 31 2025	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
04/27/2025 995 2024	0015517.0001	Full	Pmt Posted	\$6.98	\$.00	\$239.61

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement AFFIDAVIT OF POSTING



VIOLATION NUMBER: 20250037

PARCEL NUMBER: 0340014000

I hereby certify the following:

1. Thursday, the 2nd day of October 2025, the property owned by Elias Elias G and Alfredo Elias located at Sec-12 Twp-12 Rng-17 in the neighborhood University Estates Parcel ID 0340014000 was posted with a Notice of Hearing to be conducted on Wednesday the 15th of October 2025 for the following violation(s) of Levy County Code of Ordinances:

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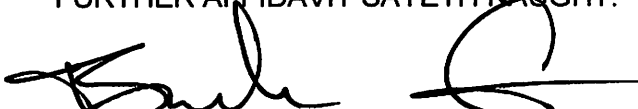
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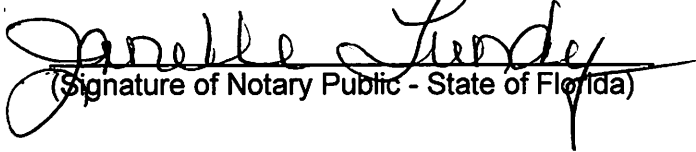
2. On this Thursday, the 2nd day of October 2025, a copy of Notice of Hearing was posted at the front yard of Parcel ID 034001400.

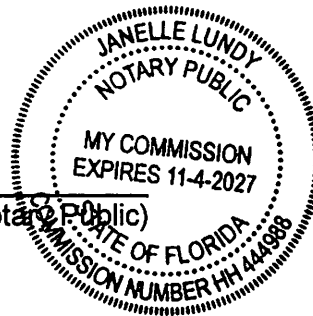
FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement Manager

STATE OF FLORIDA
COUNTY OF FLEVY

I Bradley Frazer acknowledged the foregoing instrument before me by means of ☒ physical presence or online notarization, this 2nd day of October, 2025


(Signature of Notary Public - State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Elisa G and Alfredo Elisa

CODE ENFORCEMENT BOARD CASE NO.: 20250037

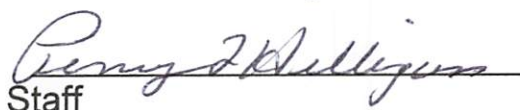
I, **Penny Hilligoss**, being duly sworn, depose and says:

1. That I am employed by the **Code Enforcement Department of Levy County.**

2. That pursuant to Florida Statute 162.12, on the day of **Oct 2, 2025**, I received a copy of the attached Notice of Hearing for the hearing dated **Oct. 15 2025**

3. That on the day **2 of October, 2025**, I mailed said papers to **Elias G and Alfredo Elias 33 SW 20th Ave Miami, FL 33135** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 2 of October, 2025.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Elisa G and Alfredo Elisa

CODE ENFORCEMENT BOARD CASE NO.: 20250037

I, **Penny Hilligoss**, being duly sworn, deposed and says:

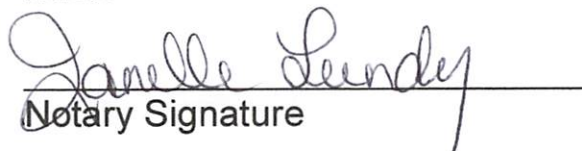
1. That I am employed by the **Code Enforcement Department of Levy County.**
2. That pursuant to Florida Statute 162.12, on the day of **August 8, 2025**, I received a copy of the attached Notice of Code Violation dated **August 8 2025**
3. That on the day **8 of August, 2025**, I mailed said papers to **Elias G and Alfredo Elias 33 SW 20th Ave Miami, FL 33135** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 3 of October, 2025.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



9589 0710 5270 0355 2381 62

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Miami, FL 33135

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage

\$10.78

Total Postage and Fees

\$16.08

Sent To

Elias Eliqs G

Street and Apt. No., or PO Box No.

33 SW 20th Ave Miami FL 33135

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

0810 3

Postmark Here

08/08/2025

Tracking Number:

9589071052700355238162

Remove X

Copy

Add to Informed Delivery (https://informedelivery.usps.com/)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Moving Through Network
In Transit to Next Facility, Arriving Late
September 21, 2025

Arrived at USPS Regional Destination Facility
MIAMI FL DISTRIBUTION CENTER
September 18, 2025, 2:01 pm

Arrived at USPS Regional Origin Facility
GAINESVILLE FL DISTRIBUTION CENTER
September 16, 2025, 9:59 pm

Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
September 15, 2025, 12:46 pm

Arrived at USPS Regional Origin Facility
JACKSONVILLE FL DISTRIBUTION CENTER
September 13, 2025, 1:33 pm

Unclaimed/Being Returned to Sender

Feedback

MIAMI, FL 33125
September 8, 2025, 12:04 pm

Reminder to Schedule Redelivery of your item
August 17, 2025

Notice Left (No Authorized Recipient Available)
MIAMI, FL 33135
August 12, 2025, 2:43 pm

No Access to Delivery Location
MIAMI, FL 33135
August 11, 2025, 4:04 pm

Arrived at USPS Regional Destination Facility
MIAMI FL DISTRIBUTION CENTER
August 10, 2025, 1:18 pm

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
August 9, 2025, 12:16 pm

Departed Post Office
BRONSON, FL 32621
August 8, 2025, 4:04 pm

USPS in possession of item
BRONSON, FL 32621
August 8, 2025, 11:19 am

Hide Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

- Text & Email Updates

▼
- USPS Tracking Plus®

▼
- Product Information

▼

See Less ^

AFFIDAVIT Posting On Property Notice of Violation



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

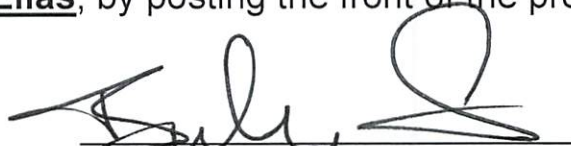
Elias G and Alfredo Elias

I, Bradley Frazer, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.

2. That pursuant to Florida Statute 162.12(b), on the day of August 25, 2025, Elias G and Alfredo Elias received a copy of the attached Notice of Violation posted outside His/her property on the dated of August 25, 2025.

3. That on the day 25 of August, 2025, I posted the property said papers to Elias G and Alfredo Elias, by posting the front of the property. FURTHER, Affiant Saith not.


Code Enforcement Officer

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did Execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 26 of August, 2025.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:





2025/10/02
11:32



2025/10/02
11:32

















